

## **POOR LEGIBILITY**

ONE OR MORE PAGES IN THIS DOCUMENT ARE DIFFICULT TO READ  
DUE TO THE QUALITY OF THE ORIGINAL

A. To protect the security of this Deed of Trust, Trustee agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon, to repair same when so required and in good and workmanlike manner any building which may be constructed, damaged or destroyed, before and after the time when due all amounts due, are performed and satisfied furnished therefor, to comply with all laws affecting said property or requiring any alteration or improvement to be made thereon, not to cultivate, prune or trim trees thereon, nor to commit, suffer or permit any act upon said property in violation of law, to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

B. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary.

The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be retained by Trustee. Such application or release shall be made or waive any default or notice of default, notice of acceleration or notice of non-payment or non-delivery of payment which notice, if any, appears in the original or record copy of this Deed.

C. To appear in and defend any action or proceeding pertaining to the security herein or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including court of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

D. To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water, gas, telephone, all inclemencies, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, all taxes, fees and expenses of this Trust.

Should any default fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustee and without releasing Trustee from any obligation hereunder, may, make or do the same in such manner and in such amount as either may deem necessary to protect the security herein. Beneficiary or Trustee being authorized to enter upon said property for such purpose, appear in and defend any action or proceeding pertaining to the security herein or the rights or powers of Beneficiary or Trustee, pay, purchase, collect or compound any inclemency, charge or lien which is the judgment of either appears to be prior or superior hereto; and, in exercising any such power, pay necessary expenses, employ counsel and pay his reasonable fees.

E. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at seven per cent per annum.

F. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for damages or proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due all other sums so secured or to decline default for failure to make payment when due.

3. As and when from time to time owing liability hereunder and without notice, upon written request of Beneficiary and presentation of this Deed of said holder for enforcement, and without affecting the personal liability of any person for payment of the indebtedness so secured hereby, Trustee may, release or pay of said property, contrary to the making of any map or plan thereof, joint or in common, as agreement or otherwise subordinating the lien or charge hereon.

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fee, Trustee shall release, without warranty, the property thus held hereunder. The release in such note or instrument of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. Upon written request of Beneficiary, Trustee hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this Trust, to collect the rents, issues and profits of said property, reserving unto Trustee the right, prior to any default by Trustee in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver so appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name and for or otherwise using such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder.

6. Upon default by Trustee in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may deduct all sums secured hereby immediately due and payable by delivery to Trustee of written demands of default and demand for sale and of written notice of default and election in case to be sold said property, which notice Trustee shall cause to be duly filed for record. Beneficiary also shall deposit in Trustee this Deed, said note and all documents evidencing indebtedness secured hereby.

After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustee, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such lots as it may determine (but subject to any statutory right of Trustee to direct the partition which such property, if consisting of several known lots or parcels, shall be sold),—

at public auction, as the highest bidder for each and lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any part of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement with time fixed by the preceding postponement. Trustee shall deliver to such purchaser as deed conveying the property as sold, but without any covenants or warranties expressed or implied. The recitals in such deed of any matter or fact shall be conclusive PROOF of the truthfulness thereof. Any person, including Trustee, Trustee or Beneficiary hereinafter defined, may purchase as such.

After deducting all costs, fees and expenses of Trustee and of Trustee, including one of expenses of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, next, then repeat, with accrued interest at seven per cent per annum; all other monies so retained hereunder; and the remainder, if any, to the person or persons legally entitled thereto.

7. Trustee, or if said property shall have been transferred, the then record owner, together with Beneficiary, may from time to time, by instrument in writing, executed and acknowledged, or otherwise, necessary to any trustee named herein or acting hereunder, which instrument, executed and acknowledged in the office of the recorder of the county or city where such property is situated, shall be conclusive proof of proper substitution of such successor Trustee, Trustee, who shall, without any exception from the Trustee predecessor, be liable to all his acts, rights, powers and duties. Said successor may change the name of the original Trustee, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded, and the name and address of the new Trustee. If notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustee—shall be exclusive of all other provisions for substitution, now or otherwise.

8. This Deed applies in, inures to the benefit of, and binds all persons herein, their heirs, their devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereto whether or not named as Beneficiary herein.

In this Deed, whenever the singular is used, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obliged to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustee, Beneficiary or Trustee shall be a party, unless brought to Trustee's attention.

10. Any Trustee who is a married woman hereby agrees that recourse may be had against her separate property, but without hereby creating a present or any lien or charge thereon, for any deficiency after sale of the property hereunder.

C. The Undersigned Trustee Requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustee  
Dominick Scariato  
Armelinda Scariato

STATE OF CALIFORNIA, COUNTY OF Los Angeles, on THIS 22nd day of August, 1942 before Earl C. Porterfield, a Notary Public in and for said County, personally appeared Dominick Scariato and Armelinda Scariato known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)

Earl C. Porterfield Notary Public  
in and for said County and State. My Commission Expires August 12, 1946  
FACSIMILE COPY OF ORIGINAL RECORDED AT REQUEST OF TITLE INSURANCE & TRUST CO., SEP 3 1942  
6:30 A.M. Copyist FBI. Compared. MARY B. BEATTY, County Recorder, by [Signature] B-3 Sept 3 1942  
\$3.00-RM-Me.

CORPORATION DEED  
DELL AND ESTATE COMPANY, a Corporation, organized and existing under the laws of the  
State of California, having its principal place of business at Los Angeles, California,  
and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States,

so it paid by Dr. ZEAR  
mid City, the recipient  
paid, sell and convey a  
State of California, et al  
State of California, et al  
RECEIVED: All those in  
County of Los Angeles, et al  
No. 3284 of the Superior  
Court described as follows:  
Book 6065, Page 37 of a  
lot of land 100  
with and 50 feet on each

Beginning at a point  
marked in Book 42, Pages  
line North 86° 37' 22" 1  
line of Avalon Boulevard  
North 42° 33' 33" West 2  
in the center line of Main  
at its point of intersection  
Street; the side line on  
is the Northerly line of  
RECEIVED: The Northerly  
line thereof recorded in  
and the Northerly 100 feet  
marked as a public street  
located in Book 6142, Page  
Northerly prolongation of  
of Lots 12, 13 and 92 of  
said 100 feet in width, 1  
feet on each side of a  
line.

Beginning at a point  
NW West 292.93 feet from  
water line of James Street  
NW West 853.34 feet to a  
NW line of said Lot 92;  
NW 50 feet Southerly of  
along said parallel line;  
B; thence South 85° 15' 1  
feet in the center line  
NW 50 feet from its point  
line of James Street, as a  
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marked property, "provide  
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land, or any other party  
shall be fully cancelled an  
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to it paid by the DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES in behalf of said City, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said THE CITY OF LOS ANGELES a municipal corporation of the State of California, all that certain parcel of land situate in the County of Los Angeles, State of California, bounded and described as follows:

PARCEL A: All those portions of the 1726.58 acre parcel of the Rancho San Pedro in the County of Los Angeles allotted to Susana Dominguez by decree of partition entered in Case No. 3284 of the Superior Court of said County, and of that portion of the Rancho San Pedro described as Parcel A in deed to Gregorio del Amo and Susana D. del Amo, recorded in Book 6063, Page 37 of Official Records of Los Angeles County, lying within the boundaries of a strip of land 100 feet in width, the side lines of said strip of land being parallel with and 50 feet on each side of a center line described as follows:

Beginning at a point in the Northerly line of Tract No. 3848, as per map thereof recorded in Book 42, Pages 68 and 69 of Maps, records of said County, distant along said Tract line North 86° 37' 32" East 443.77 feet from its point of intersection with the center line of Avalon Boulevard, formerly Lucile Street; thence from said point of beginning North 42° 33' 35" West 3707.02 feet; thence South 87° 07' 26" West 3106.12 feet to a point in the center line of Main Street; distant thereon North 6° 12' 44" West 292.93 feet from its point of intersection with the Easterly prolongation of the center line of James Street; the side lines of said strip of land being prolonged or shortened so as to begin in the Northerly line of said Tract No. 3848.

PARCEL B: The Northerly 100 feet of Lots 36, 37, 61, 62 and 90 of Tract No. 4671, as per map thereof recorded in Book 56, Pages 30 and 31 of Maps, records of Los Angeles County; and the Northerly 100 feet of that portion of the fractional part of Vermont Avenue abutting as a public street by Order of the Board of Supervisors of Los Angeles County, recorded in Book 6142, Page 206 of Official Records of said County, lying Southerly of the Easterly prolongation of the Northerly line of said Lot 37; together with those portions of Lots 12, 13 and 92 of said Tract No. 4671, lying within the boundaries of a strip of land 100 feet in width, the side lines of said strip of land being parallel with and 50 feet on each side of a center line described as follows:

Beginning at a point in the center line of Main Street, distant thereon North 6° 12' 45" West 292.93 feet from its point of intersection with the Easterly prolongation of the center line of James Street; thence South 87° 07' 26" West 75.13 feet; thence South 87° 34' 45" West 833.34 feet to a point in a line parallel with and 50 feet southerly of the Northerly line of said Lot 92; thence South 86° 37' 30" West to a point in a line parallel with and 50 feet southerly of the Northerly line of said Lot 13, distant Easterly 833.38 feet along said parallel line from its point of intersection with the Easterly line of said Lot 13; thence South 85° 15' 55" West 880.00 feet; thence South 86° 41' 35" West 82.47 feet to a point in the center line of Normandie Avenue, distant thereon North 3° 21' 05" West 88.90 feet from its point of intersection with the Easterly prolongation of the center line of James Street, as said streets are shown on said map of Tract No. 4671.

Reserving the reversion unto the grantor all oil and mineral rights in and to the above described property, "provided that the reservation of such oil and mineral rights shall not be construed to include the rights of the grantor herein to drill for oil or mine for minerals on any portion of the said parcels of property, and that any rights of the grantor herein, or any other party, to drill for oil or mine for minerals on the said property shall be fully cancelled and eliminated by the grantor herein and the grantee herein shall not acquire title to the said property subject to any such right."

Reserving unto the grantor its successors or assigns, certain easements for street purposes over and across the land hereby agreed to be conveyed in a laterally but not longitudinally-to co-ordinate with streets laid out or to be laid out in subdivisions of the tract herein agreed to be conveyed and in conformity with subdivisions of the remaining adjacent lands of the grantor, on condition that said streets in no wise interfere with the structures maintained by the grantee upon the premise, hereby agreed to be conveyed. The location of a tract map or maps locating the street or streets shall determine the location of this easement reservation.

Also reserving the right to cross the above described land within the boundaries of the tract so selected with pipe lines for the conveyance of water, gas, oil or other substances and to cross said land within the streets so selected with telephone and power

and in such order as Deed may direct and in which Beneficiary or Trustee, all costs, fees of litigation as to do and witness manner and to such extent as such purpose, appear in and wherein, cause or comprise such powers, per amount pendente or when per case or

changed as hereby assigned and as above provided for damages to prevent persons whom the defendant or trustee therefrom, recover as costs, in agreement or otherwise, to defend, and paid same to trustee by order of the court as "the present or future compensation of this trustee, is one of my independent and sole property, upon any such demand, as regard to the adequacy of my means and for other expenses of defense, including reasonable and proper, or neither of defense expenses or

Beneficiary may decline to pay or within time of such date also shall deposit all

owing the recordation them required by law, time and place fixed, and in such case to direct the officer, shall be paid,

expenses of all or any parts, paid by public administration or a widow, any expenses or services, not, any person, including trustee,

the such case, trustee shall apply the same for payment of other costs

from time to time, by judgment rendered by such and record decision of such successor trustee or court, intervening over amounts due and interest of the new trustee, if any, or of the other parties, then to whom provided, or otherwise, to

successors, successors and others, the note secured herein

number includes the plural, led by law, trustee is not obliged to sue, Beneficiary or trustee that his case may be had against him, or charge there-

y lien or charge there-

of default end of any

fore set forth.

Signature of Trustee  
Dominick Scarlato  
Ammelina Scarlato  
of August, 1942 before  
finally appeared Dominick  
the names are subscribed  
same.

14 Notary Public  
12, 1946

TRUST CO., SEP 3 1942  
by [Signature]

for the laws of the  
State of California,  
of the United States

Together with all of the Grantor's right, title and interest in and to all water and water rights, whether surface or subsurface or of any other kind, including all appurtenant water and water rights, and all water and water rights in any wise incident to the real property herein described, or used thereon or in connection therewith.

TO HAVE AND TO HOLD the above granted and described premises with all its appurtenances unto said THE CITY OF LOS ANGELES, its successors and assigns, forever.

IN WITNESS WHEREOF said corporation has caused these presents to be executed by its officers, thereto duly authorized and its corporate seal to be thereunto affixed, this 18th day of June, 1942.  
(Seal)

DEL AMO ESTATE COMPANY  
By Jaime del Amo President  
And Eugenio Cabrero Secretary

STATE OF CALIFORNIA COUNTY OF LOS ANGELES) ss On this 18 day of June, 1942, before me, Bess J. Allen, a Notary Public in and for said County, duly commissioned, personally appeared Jaime del Amo, known to me to be the President, and Eugenio Cabrero known to me to be the Secretary of Del Amo Estate Company, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal:

(Seal) Bess J. Allen Notary Public  
in and for the County of Los Angeles, State of California. My Commission Expires July 15, 1945.

BE IT RESOLVED, that R. C. Gardett and Roy Martindale be, and they are each hereby authorized to accept in writing deeds or grants, conveying to The City of Los Angeles, as Grantee, real estate or any interest therein or easements thereon for public purposes under control and management of the Department of Water and Power of The City of Los Angeles, and thereby consent, for and on behalf of said Grantee, to the recordation thereof in accordance with the provisions of Section 1152 of the Civil Code of the State of California.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 255 adopted by the Board of Water and Power Commissioners of The City of Los Angeles at its meeting held August 20, 1940.

(Seal)

Joseph L. Williams  
Secretary

In accordance with the foregoing resolution, I, the undersigned, hereby accept the conveyance hereto attached from DEL AMO ESTATE COMPANY, to The City of Los Angeles this 10th day of July 1942.

R. C. Gardett  
Chief Electrical Engineer and  
General Manager of the Bureau of  
Power and Light.

DESCRIPTION APPROVED R. C. GARDETT Chief Electrical Engr. and Gen. Mgr. BUREAU OF POWER AND LIGHT BY L. T. Mariner

APPROVED AS TO FORM AND LEGALITY This 29 Day of June 1942 RAY L. CHESKEDO City Attorney  
By Russell B. Jervis Deputy.

#56 Copy of original recorded at request of TITLE INSURANCE & TRUST CO., SEP 3 1942 8:30 A.M. Copyist FBI. Compared. NAME B. BRATTY, County Recorder, by L. T. Mariner Deputy. FILED-16-P.

FULL RECONVEYANCE  
TITLE INSURANCE AND TRUST COMPANY, a California corporation, as Trustee under Deed of Trust, dated December 28th, 1937, made by Burney L. Ort and Mildred E. Ort, his wife, Trustor, and recorded as Instrument No. 258 on January 8th, 1938, in Book 15575, Page 150 of Official Records in the office of the Recorder of Los Angeles County, California, describing land therein as Lot 12 Tract 5062 & 56/25 of Maps, having received from holder of the obligations therunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby reconvey without warranty, to the person or persons lawfully entitled thereto, the estate now held by it thereunder.

In Witness Whereof, Title Insurance and Trust Company, as Trustee, has caused its corporate name and seal to be hereto affixed by its Assistant Secretary, thereto duly authorized, this 2nd day of September, 1942.

(Seal)

HOM

TITLE INSURANCE AND TRUST COMPANY, as Trustee  
By E. H. Booth - r. Assistant Secretary

State of California, County of Los Angeles, I, on September 2nd, 1942, before me, the undersigned, a Notary Public in and for said County, personally appeared E. H. Booth, known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the foregoing instrument as Trustee, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged

to me that such corporation is  
not  
held  
and for said County and Si  
1750 COPY of original record  
Compared. NAME B. BRATTY, Con  
\$100-4-No.

SOW ALL MEN BY THESE PRESENTS  
that I am the head of a fam  
house; that I do now, at the  
family, consisting of my wif  
Anita of Los Angeles, State

THAT it is my intention  
together with the dwelling I  
hereby select, declare and s

THAT the actual cash val  
IN WITNESS WHEREOF, I h

STATE OF CALIFORNIA COUNTY  
in, Gere Pollard, a Notary  
Kewell Meade and Laura R.  
to the within instrument.

WITNESS my hand and of:  
(Seal)  
in and for said County and  
1750 COPY of original record  
Compared. NAME B. BRATTY, Con  
\$100-4-No

Notice is hereby given  
in Section 7.2 of the Alco  
line Isabella intends to  
distill generally of One  
hundred Sixty Distilled Spirit  
Bottles for use at 4469 E.  
Elton Ave belonging to  
Isabella County of Los Angd  
will be paid, on Friday, t  
Name(s) have been issue  
of Los Angeles Count  
ment of the intended con  
holder and licensee is 446  
California, and the addres  
Name, County of Los Ang  
dated Sept. 3, 1942

1750 COPY of original record  
Compared. NAME B. BRATTY, Con  
\$100-4-No

On August 21, 1942, IN  
Pursue for the County of S  
No PROCEEDINGS WERE MADE.

THE MATTER OF THE ESTATE  
OF JAMES ELLIOTT, also  
J. E. ELLIOTT, and as  
the Petition  
the estate, by John  
challenging by the Court,